

Prepared by:

2/20/08 9:28:05 SS
BK 578 PG 609 SS
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

BASS, BERRY & SIMS PLC (JSL)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238-3001
(615) 742-6200

To the Chancery Clerk of the Judicial District of DeSoto County, Mississippi
The real property described herein is situated in the Lot 1, Chickasaw Industrial Park, Phase 2
18, Township 1 South, Range 6 West, and the of Section
County, Mississippi, and the real property described herein is situated in the and the
SE 1/4 of Section 34, Township 1 South, Range 8 West, , Judicial
District of DeSoto County, Mississippi.

SPECIAL WARRANTY DEED

STATE OF Mississippi

COUNTY OF DeSoto

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, TITAN CONCRETE INDUSTRIES, INC., a Delaware corporation (Grantor), does hereby grant, bargain, sell, convey and warrant unto BUZZI UNICEM READY MIX LLC, a Tennessee limited liability company (Grantee), the following land and property, lying and being situated in DeSoto County, at Horn Lake, Mississippi, and being more particularly described as follows, to-wit:

Parcel 1:

Lot 1, Chickasaw Industrial Park Subdivision, Phase 2, in Section 18, Township 1 South, Range 6 West, DeSoto County, Mississippi, as shown by plat appearing of record in Plat Book 70, Pages 8-9, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Parcel 2:

A tract of land located in part of the Southeast Quarter of Section 34, Township 1 South, Range 8 West, Horn Lake, DeSoto County, Mississippi, more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of Section 34, Township 1 South, Range 8 West; thence South 90°00'00" East 160.28 feet to a point; thence South 00°00'00" East 1855.14 feet to a cotton picker spindle found at the Southeast corner of the J. T. Shannon Lumber Company tract and also being the True Point of Beginning for the herein described tract; thence South 04°12'35" East 138.04 feet to a 5/8 inch rebar found; thence South 04°41'26" East 341.89 feet to a 1/2 inch rebar set; thence North 85°09'18" East 265.88 feet to a 3/8 inch rebar found; thence South 03°11'01" East 275.39 feet to a 3/8 inch rebar found on the North right of way of Nail Road; thence along said right of line North 85°40'48" East 554.15 feet to a iron axle found on the west right of way line of Illinois Central Railroad; thence along said West right of way North 03°05'24" West 1465.85 feet to a 1/2 inch rebar set; thence South 27°53'47" West 42.90 feet to a 1/2 inch pipe found; thence South 31°23'38" west 611.13 feet to a 1/2 inch pipe found; thence South 35°39'04" West 103.33 feet to a 1/2 inch pipe found; thence South 49°45'48" West 109.40 feet to a 1/2 inch pipe found; thence South 64°43'58" West 109.06 feet to a 1/2 inch pipe found;

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thence South 77°54'15" West 105.44 feet to a 1/2 inch pipe found; thence North 85°35'46" West 103.31 feet to the Point of Beginning.

LESS AND EXCEPT: 0.31, more or less, acres of land being located in the Southeast Quarter of the Southwest Quarter of Section 34, Township 1 South, Range 8 West, Horn Lake, DeSoto County, Mississippi, as shown by Warranty Deed recorded in Deed Book 363, Page 269, in the office of the Chancery Clerk of DeSoto County, Mississippi, and

That certain tract located as follows: Beginning at a point marking the northwest corner of Wack's Commercial Subdivision, as recorded in Plat Book 69, page 37, said point being on the east line of the Sunrise Subdivision, as recorded in Plat Book 58, page 21, and being a southwest corner of the Titan Concrete Industries, Inc. property as recorded in Deed Book 513, page 376;; thence N04°41'26"W along a west line of said Titan Property a distance of 160.00 feet to a point; thence N85°09'35"E a distance of 271.48 feet to a point; thence S03°10'27"E a distance of 160.07 feet to a point marking the northeast corner of Wack's Commercial Subdivision; thence S85°09'35"W along the north line of said subdivision a distance of 267.25 feet to the point of beginning; containing 0.99 acres more or less.

This conveyance is subject to:

1. Right of Way to Mississippi Power & Light Company recorded in Book 80, Page 397 of the records on file in the office of the Chancery Clerk of DeSoto County, Mississippi; as to Parcel 2.
2. Sewer Easement granted to Horn Lake Creek Basin Interceptor Sewer District recorded in Book 120, Page 320, said Chancery Clerk's office; as to Parcel 2.
3. Right of Way to Mississippi Power & Light Company recorded in Book 33, Page 143, said Chancery Clerk's office; as to Parcel 1.
4. Easement granted to Mineral Wells Water Association, Inc. recorded in Book 70, Page 386, said Chancery Clerk's office; as to Parcel 1.
5. Restrictions against the sale or advertisement of retail or wholesale of Class C fireworks contained in Warranty Deed recorded in Book 317, Page 345, said Chancery Clerk's office; as to Parcel 1.
6. Taxes and assessments for the year 2008 and subsequent years, not yet due and payable.

The ad valorem taxes for the year 2008 covering the above described property are to be prorated as of the date of this conveyance.

TO HAVE AND TO HOLD the property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee and its successors and assigns forever, and Grantor does hereby bind itself and its successors and assigns to WARRANT and FOREVER DEFEND, all and singular the property unto the said Grantee and its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

GRANTOR HEREBY EXPRESSLY DISCLAIMS AND EXCLUDES ALL IMPLIED REPRESENTATIONS AND WARRANTIES RELATING TO THE PROPERTY EXCEPT FOR (1) THE REPRESENTATIONS AND WARRANTIES OF GRANTOR SET FORTH IN THAT CERTAIN ASSET PURCHASE AGREEMENT OF EVEN DATE HERewith BETWEEN GRANTOR, GRANTEE AND THE OTHER PARTIES IDENTIFIED THEREIN, AND (2) THE EXPRESS SPECIAL WARRANTY OF TITLE SET FORTH HEREIN.

WITNESS our signatures on this the 31 day of January, 2008.

GRANTOR:

TITAN CONCRETE INDUSTRIES, INC., a Delaware corporation

By: Robert D. HardyIts: Vice President
TitleSTATE OF Texas
COUNTY OF Harris

Personally appeared before me, the undersigned authority in and for the said county and state, on this 31 day of January, 2008, within my jurisdiction, the within named Robert D. Hardy, who acknowledged that (he)(she) is Vice President of Titan Concrete Industries, Inc., a Delaware corporation, and that for and on behalf of the said corporation, and as its act and deed (he)(she) executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

Stephanie A. Schweigart (NOTARY PUBLIC)

My commission expires:

7/3/2008

(Affix official seal, if applicable)



Grantor's Address:

Titan Concrete Industries, Inc.

1770 Meriah Woods BlvdSte 12Memphis, TN 38117

Grantee's Address:

Buzzi Unicem Ready Mix LLC

c/o Buzzi Unicem USA Inc.

100 Brodhead Road, Suite 230

Bethlehem, PA 18017

ATTN: Chief Financial Office

Telephone: 713-499-6200Telephone: 601-882-5007